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DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

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House Bill 4138 (As Introduced)

Topic: Accessibility in Publicly Funded Housing
Sponsor: Representative Wenke
Co-sponsors: Representative Miller
Committee: Local Government and Urban Policy

Date Introduced: February 1, 2005

Date of Summary: February 17, 2005

The bill creates the Inclusive Home Design Act. All family residential real property developed or constructed after December 31, 2005 receiving benefits under the State Housing Development Authority Act of 1966 must meet the accessibility standards in the bill. These standards include:

- The property has at least one entrance accessible to and usable by people with disabilities that does not contain any steps or a door threshold that is greater than $\frac{1}{2}$ of an inch in height. The entrance or door threshold is required to open to an accessible pathway to the property.
- All doors are designed to allow passage through an unobstructed opening of at least 32 inches when the door is open at a 90-degree angle.
- All hallways are designed to allow passage through an unobstructed corridor of at least 36 inches.
- Each bathroom wall for each bathroom on the entry level is reinforced for potential installation of grab bars. The Authority must require compliance with the accessibility provisions of the Michigan Building Code.
- At least one bathroom must be located on the entry level that contains clear floor space of 30 by 48 inches centered on and contiguous to the sink and not encroached by the swing path of the door. The sink and toilet must allow for a parallel or head-on approach by a person in a wheelchair.
- All environmental controls located on the entry level must be located on the wall at least 15 inches but not more than 48 inches above the floor.

Each applicant for Authority assistance is required to submit an assurance of compliance with the accessibility requirements. Architectural and construction plans must be submitted to the Authority for compliance with the act. No funds may be provided to an applicant unless the Authority makes a determination, within 120 days after submission, that the architectural and construction plans comply with the new act.

